

Unit 415 - Peninsula at International Gardens 1&2

415 - 1300 SW 122 Ave, Tamiami, FL, Miami-Dade 33184

Unit Information

MLS Number:	F10466290
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Lagoon
List Price:	\$425,000
List PPSF:	\$363
Valuated Price:	\$281,000
Valuated PPSF:	\$240

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	196
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

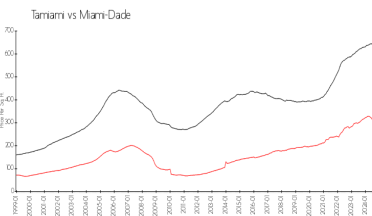
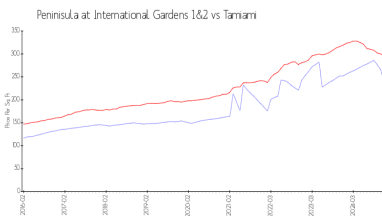
Building Association Information

Peninsula Association Inc?
 1350 SW 122nd Ave,
 Miami, FL 33184
 (305) 551-3500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301-1	1,170 sq ft	Dec 2024	\$330,000	\$282
107-2	1,170 sq ft	Dec 2024	\$162,000	\$138
304	1,580 sq ft	Nov 2024	\$381,000	\$241
119A-2	855 sq ft	Nov 2024	\$245,000	\$287
412	1,170 sq ft	Sep 2024	\$340,000	\$291

Market Information



Peninsula at International Gardens 1&2:	\$237/sq. ft.	Tamiami:	\$296/sq. ft.
Tamiami:	\$296/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Peninsula at International Gardens 1&2	2%
Tamiami	2%
Miami-Dade	5%



Avg. Time to Close Over Last 12 Months

Peninsula at International Gardens 1&2	116 days
Tamiami	67 days
Miami-Dade	90 days